

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
January 10, 2006
7:00 P.M.**

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:03 p.m.

2. ROLL CALL

Members Present: Boardmember Rioux, Boardmember Hawley, Boardmember Kempiaik, Chairman Napolitano, Vice Chairman Zwerg, Boardmember Wrublik, Boardmember Jimenez, and Alternate Boardmember Richardson. Council Liaison Vice Mayor Urwiller and Councilman Beard were present.

Members Absent: None

Departments Present: Town Attorney Chris Schmalz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Planning Manager Suparna Dasgupta, Planner Sean Banda, Planner Alan Como, Planner Adam Zaklikowski, Planner Quinn Newton, Fire Marshall Bob Costello, and Town Engineers Woody Scoutten and Scott Ziprich.

3. APPROVAL OF MINUTES FROM DECEMBER 13, 2005 REGULAR MEETING.

Motion made by Boardmember Rioux and seconded by Boardmember Hawley to approve the December 13, 2005 regular meeting as presented. Motion passed unanimously.

Motion made by Boardmember Kempiaik and seconded by Vice Chairman Zwerg to approve the December 13, 2005 Workshop minutes as presented. Motion passed unanimously.

4. OLD BUSINESS:

4A. Cipolla Booster Pump Station-SP05-38

Planner Quinn Newton highlighted the staff report. Seth Frunk representing CMX presented sketches and explained the project. Motion made by Boardmember Hawley and seconded by Boardmember Rioux to approve the site plan for a Booster Pump Station located at the intersection of 223rd and Cipolla Lane within the Cipolla Development with an added stipulation stating "Developer will provide or construct a temporary roadway to the site meeting Town engineering and dust control standards prior to construction beginning on the tank site". Motion passed unanimously.

4B. Miller Buckeye 80- PP05-23

Planner Quinn Newton highlighted the staff report. Andy Moore on behalf of Steve Earl of Earl, Curley, and LeGard was available to answer the Board's questions. Fire Marshall Bob Costello told the Board that the access to this development was poor and by putting Maricopa Road through it would be help other areas. Motion made by Boardmember Kempiaik and seconded by Vice Chairman Zwerg to approve the 80± acre Preliminary Plat consisting of 286 single family lots generally located ¼ mile west of Miller Road between Southern Avenue and Maricopa Road changing Stipulation #15 to read "Prior to final plat approval, the Developer shall complete the "Land Development Project Improvement Agreement" (available from the Community Development Department) to secure a financial guarantee with the Town or any other alternative satisfactory to the Town for all required improvements in accordance with the Town Development Code", and adding Stipulation #24 to read "The Developer shall design and construct to the Town's collector street standards Maricopa Road from its current western terminus near 257th Drive to Rooks Road including the intersection with Rooks Road at the developer's expense. Maricopa Road improvements shall include, as a minimum, pavement, curb and gutter, sidewalk, lighting, drainage, landscaping, signing and striping, and any reconstruction of existing Maricopa Road improvements needed to extend the street in accordance with Town standards. The right-of-way for this portion of Maricopa Road shall be obtained by the Town at no cost to the Town from the Sunset Vista Homeowners Association pursuant to Note No. 1 of the General Notes on Sheet 1 of the Final

Plat of Sunset Vista recorded at Book 695, Page 24 of the Maricopa County records". Boardmember Rioux voted nay. Boardmember Hawley, Boardmember Kempiaik, Chairman Napolitano, Vice Chairman Zwerg, Boardmember Wrublik, and Boardmember Jimenez voted aye. Motion carried.

5. NEW BUSINESS:

5A Roeser Road Right of Way Annexation-A05-17

Planner Adam Zaklikowski highlighted the staff report. George Musser of Musser Engineering was available to answer the Board's questions. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the annexation from Maricopa County into the Town of Buckeye of a 35' x 330' section of property located at 23910 Roeser Road, generally east of Apache Road. Motion passed unanimously.

5B. Annexation of the Southeast corner of Yuma and Tuthill Roads-A05-24

Planner Adam Zaklikowski highlighted the staff report. George Musser representing PK Development was available to answer questions. Motion made by Boardmember Wrublik and seconded by Vice Chairman Zwerg to approve the annexation of approximately one hundred fifty-three (153) acres from Maricopa County into the Town of Buckeye located at the southeast corner of Yuma and Tuthill Roads. Motion passed unanimously.

5C. Carson Property Annexation-A05-36

Planner Adam Zaklikowski highlighted the staff report and represented Brenda Carson. Boardmember Rioux noted that the total fee for this annexation was incurred by the Town of Buckeye instead of the Applicant. Motion made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to approve the annexation of a one acre property from Maricopa County to the Town of Buckeye, located at 3412 South 201st Lane near Dunlap Road. Motion passed unanimously.

5D. Hayden Valencia Annexation-A05-21

Planner Alan Como highlighted the Staff Report. Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to approve the annexation of approximately 238.1 acres from Maricopa County to the Town of Buckeye, located at the southwest corner of Southern Avenue and Apache Road. Motion passed unanimously.

5E. The Homestead Preliminary Plat-PP04-554

Planner Adam Zaklikowski highlighted the staff report. Andrew Tice of Montalbano Homes showed the Board a slide presentation of the Preliminary Plat for The Homestead and an example of model homes. A Public Hearing was opened at 8:25 p.m. to hear citizen input on the proposed preliminary plat. There being no comment from the public the hearing was closed at 8:26 p.m. Fire Marshall Bob Costello told the Board that he was satisfied with the preliminary plat. Motion made by Vice Chairman Zwerg and seconded by Boardmember Jimenez to approve the preliminary plat totaling 282.50 gross acres (270.00 net acres) consisting of 1,017 single family lots generally located at the northwest corner of Perryville Road and Broadway Road with amendments to the following stipulations; 1). "All developments shall be in accordance with the Town of Buckeye Development Code as amended. However, Section 7-7-6 B1, A and B, of the Town of Buckeye Development Code shall not apply, and The Homestead Preliminary Plat shall be acceptable with respect to lot width and distribution as presently presented", 37). "This project shall provide full street improvements along the frontages of the out parcels on Jackrabbit Trail and provide for partial improvements for safe operation of streets and intersections as determined by the Traffic Impact Analysis, and determined by the Town Engineer at the southwest corner of Perryville and Broadway", 39). "No vertical on-site construction of any kind related to this project shall be permitted by the Town until the off-site sewer facilities, including but not limited to sewers, pump stations, treatment plant or effluent disposal facilities, as needed to serve this project are under construction", 43). "Traffic calming devices as approved by the Town Engineer and Fire Department shall be provided for all local streets with block lengths of over 800 feet which do not otherwise provide for traffic calming", and 46). "Phasing of the project shall be such that no onsite half streets shall be constructed". Boardmember Kempiaik voted nay. Boardmember Rioux, Boardmember Hawley, Chairman Napolitano, Vice Chairman Zwerg, Boardmember Zwerg, and Boardmember Jimenez voted aye. Motion carried.

5F. Sun City Festival Parcels I1, K1, M1, O1, P1, R1, U1 Preliminary Plat-PP05-04

Adam Zaklikowski highlighted the staff report. Hans Kopenhauffer represented Sun City Festival and was available to answer the Board's questions. A Public Hearing was opened at 8:50 p.m. to hear citizen input on the proposed Preliminary Plat. There being no comment from the public the hearing was closed at 8:51 p.m. Motion made by Vice Chairman Zwerg and seconded by Boardmember Wrublik to approve a preliminary plat for seven (7) parcels totaling 384.88 gross acres (365.54 net acres) consisting of 1,016 single family lots in the active adult portion of Sun City Festival located north of the Sun Valley Parkway with the stipulations. Motion passed unanimously.

6. COMMENTS FROM THE PUBLIC

None

7. OTHER ITEMS FOR DISCUSSION BY DEVELOPMENT BOARD

Planning Department Manager Suparna Dasgupta discussed Commercial Design Guidelines for Review; CDD will make presentation at a later date, if required.

8. COMMENTS FROM THE DEVELOPMENT BOARD

Boardmember Kempiaik-Would like a Workshop on Design Standards, feels like Board is responsible for the Checker Auto wall issue.

Boardmember Wrublik-None

Vice Chairman Zwerg-Commended Woody Scoutten on the Sonora Wall issue.

Chairman Napolitano-None

Boardmember Rioux-Reported that the Town Manager will not be taking the Kiosk Issue to Council until a later date.

Boardmember Jimenez-None

Boardmember Hawley-None

9. REPORTS FROM STAFF

Development Director Bob Bushfield introduced Kim Hinkle from the Police Department for Code Enforcement, and Phil Harris for Community Partnership. Mr. Bushfield invited the Board to attend the Council Meeting on January 17th for his presentation on the General Plan Update. A new procedure manual was passed out and the November Report was highlighted. The annexation of the White Tank area and the MAG survey will both be soon.

10. ADJOURNMENT

There being no further business to come before the Board a motion made by Boardmember Hawley and seconded by Boardmember Kempiaik to adjourn the meeting at 9:18 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 10th day of January 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk